

## 1.34 Acre Development Site

702 West Hwy 50, O'Fallon, Illinois 62269  
St. Clair County

### Terry Johnson

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### Basic Details

Listing No:	2458
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	1.34 Acre(s)
Sale Price:	\$5.95 per SF

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	702
Street:	West Hwy 50

### Property Information

Parcel No:	04-30.0-300-015;021
Zoning:	Office District 1 & SR-2
Zoning By:	City of O'Fallon
Property Tax:	\$683.28
Tax Year:	2020
Traffic Count:	14,900
Topography:	Level Cleared

### Land Measurements

Acres:	1.34 Acre(s)
Frontage:	151 ft
Depth:	383 ft

### Utility Information

Water Provider:	City of O'Fallon
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### Transportation

Interstate:	I-64
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Water Provider Location:	On Site
Sewer Provider:	City of O'Fallon
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Airport: St. Louis MidAmerica